

# 82-26-4 #232 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit accessory structures to be located outside of the third of the lot farthest removed from the side street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- Cannot place pool in the farthest quadrant of rear yard because of the location of the septic system.
- Cannot place pool behind the septic system because of poor terrain, flood area and large trees would have to be removed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: John Jackson  
(Type or Print Name)  
Signature: John Jackson  
Address: 106 Hill Park Dr  
City and State: Baltimore, Md  
Attorney for Petitioner: John Jackson  
(Type or Print Name)  
Signature: John Jackson  
Address: 106 Hill Park Dr  
City and State: Baltimore, Md  
Attorney's Telephone No.: 833-5952

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of June 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of July 1981, at 9:30 o'clock A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

# 82-26-4 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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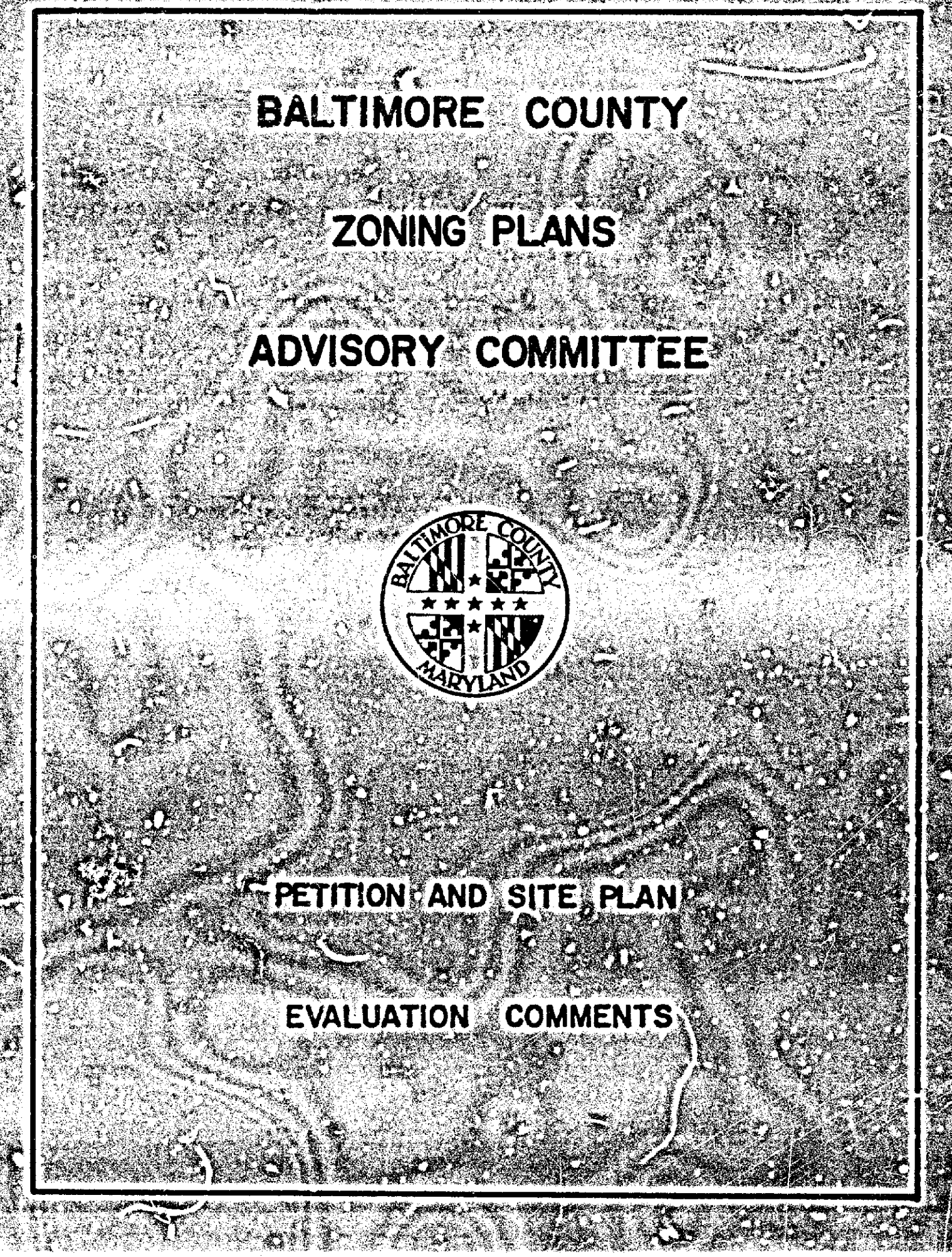
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William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)



## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 21, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

o/o  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. John Jackson  
106 Hill Park Drive  
Reisterstown, Maryland 21136

RE: Item No. 232  
Petitioner - John Jackson, et ux  
Variance Petition

Dear Mr. & Mrs. Jackson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a pool in conflict with the Baltimore County Zoning Regulations and "legalize" the location of the partially constructed storage shed, this hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 13, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #232 (1980-1981)  
Property Owner: John & Carolyn Jackson  
1/2 cor. Nob Hill Park Dr. & Green Park Rd.  
Acres: 167.87/160.39 x 340.20/384.72  
District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### **General:**

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 46902, executed in conjunction with the development of Nob Hill, of which this property comprises Lot 3, Block "B", Plat of Section 1-C, Nob Hill, recorded U.T.G. 33, Folio 104.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property, which is utilizing private onsite water supply and sewage disposal facilities, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-9B, as amended, indicate "No Planned Service" in the area.

Very truly yours,

Robert A. Morton, P.E.  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RJM:EAM:FWR:es

cc: Jack Wimbley

X-SE Key Sheet - NW 17 K & L Topo  
68 NW 44 & 45 Pos. Sheets - 39 Tax Map



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 16, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 232, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

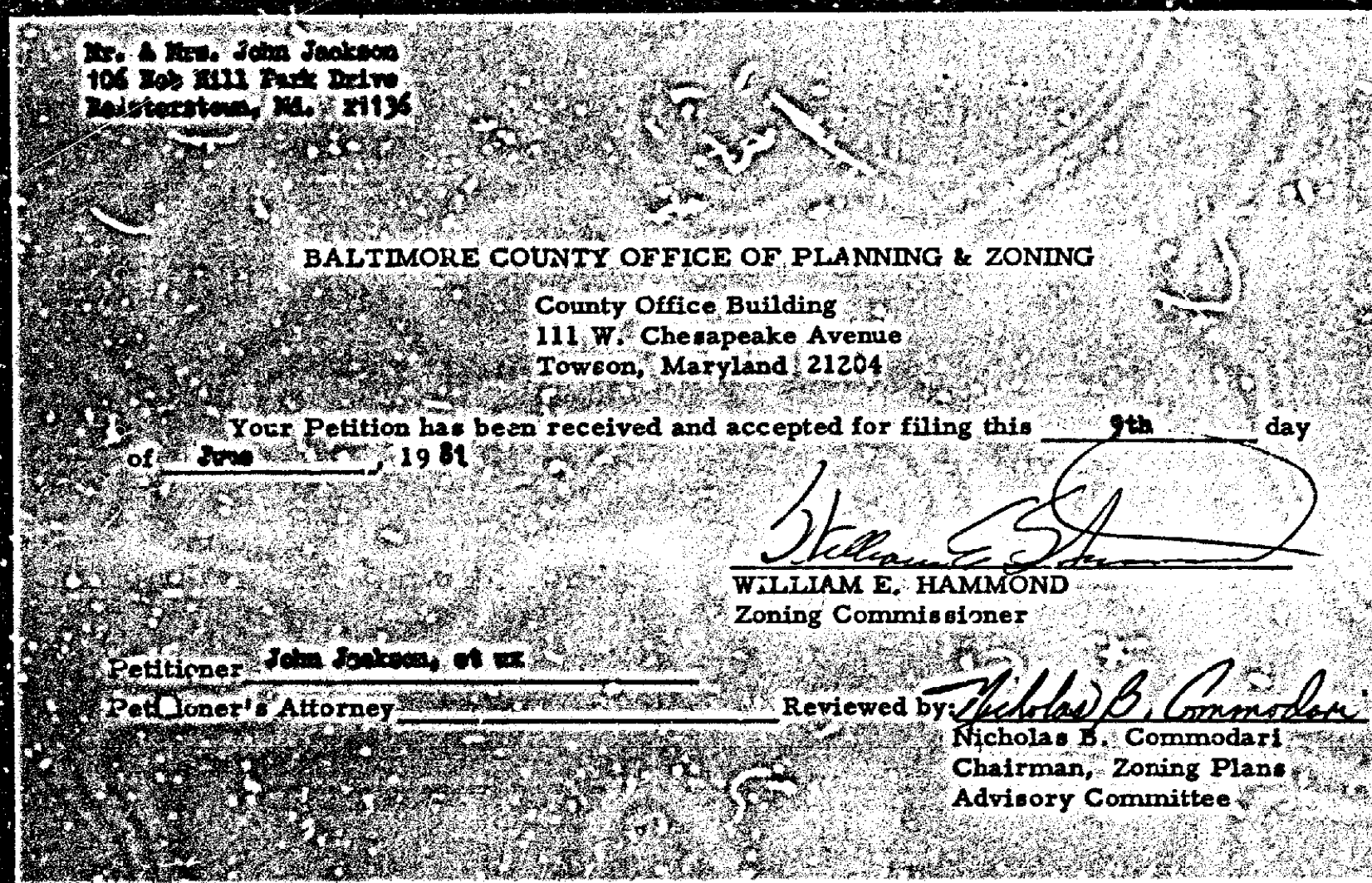
Property Owner: John and Carolyn Jackson  
Location: NE/Cor. Nob Hill Park Drive & Green Park Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located outside of the third of the lot farthest removed from the side street.  
Acres: 167.87/160.39 x 340.20/384.72  
District: 4th

The dwelling is served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed pool will not interfere with the location of the well or septic system, therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest  
IAN J. FORREST  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgt



ORDER RECEIVED FOR FILING  
DATE July 28, 1981  
By [Signature]



ORDER RECEIVED FOR FILING

DATE July 29, 1981

BY John M. H. Jung

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1981, that the herein Petition for Variance(s) to permit accessory structures (pool and shed) to be located outside of the third of the lot farthest removed from the side street, in accordance with the site plan filed herein, dated May 19, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung  
Deputy Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

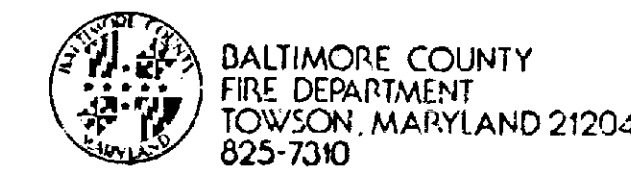
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John M. H. Jung  
Deputy Zoning Commissioner of  
Baltimore County

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John M. H. Jung  
Deputy Zoning Commissioner of  
Baltimore County



PAUL H. RENCKE  
Chief

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: John & Carolyn Jackson

Location: NE/Cor. Nob Hill Park Drive & Green Park Road

Item No.: 232 Zoning Agenda: June 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: George M. Hegardt Noted and Approved: \_\_\_\_\_  
Planning Group: \_\_\_\_\_ Fire Prevention Bureau  
Special Inspection Division

/mb

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: July 2, 1981  
Charles E. (Ted) Burnham  
FROM: Zoning Advisory Committee  
SUBJECT: Meeting of June 9, 1981

ITEM #229 See Comments  
ITEM #230 See Comments  
ITEM #231 Standard Comments  
ITEM #232 Standard Comments  
ITEM #233 Standard Comments  
ITEM #234 See Comments  
ITEM #235 Standard Comments  
ITEM #236 See Comments  
ITEM #237 Standard Comment  
ITEM #238 Standard Comment

Charles E. Burnham  
Charles E. (Ted) Burnham  
Plans Review Chief

CEB:rrj

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW corner of Nob Hill Park Dr. : OF BALTIMORE COUNTY  
and Green Park Rd., 4th District  
JOHN JACKSON, ET UX, : Case No. 82-26-A  
Petitioners

## ORDER TO ENTER APPEARANCE

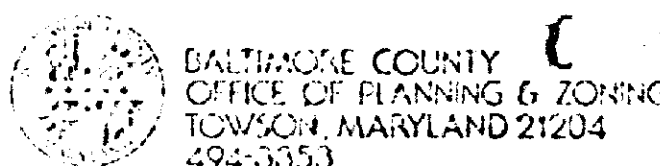
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 13th day of July, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. John Jackson, 106 Nob Hill Park Drive, Reisterstown, Maryland 21136, Petitioners.

John W. Hession, III  
John W. Hession, III



JOHN E. HAMMOND  
ZONING COMMISSIONER

July 28, 1981

Mr. & Mrs. John Jackson  
106 Nob Hill Park Drive  
Reisterstown, Maryland 21136

RE: Petition for Variance  
NW/corner of Nob Hill Park Dr.  
and Green Park - 4th Election District  
John Jackson, et ux - Petitioners  
NO. 82-26-A (Item No. 232)

Dear Mr. & Mrs. Jackson:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung  
JOHN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel



Mr. & Mrs. John Jackson  
106 Nob Hill Park Drive  
Reisterstown, Md. 21136

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of June, 1981.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: John Jackson, et ux  
Petitioner's Attorney: Nicholas B. Commodari  
Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 232, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

Property Owner: John and Carolyn Jackson  
Location: NE/Cor. Nob Hill Park Drive & Green Park Road  
Existing Zoning: L.C. 4  
Proposed Zoning: Variance to permit an accessory structure to be located outside of the third of the lot farthest removed from the side street.  
Acres: 167.87/160.39 X 340.20/384.72  
District: 4th

The dwelling is served by a water well and sewage disposal system, both of which appear to be functioning properly. The proposed pool will not interfere with the location of the well or septic system, therefore, no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

MS:mg

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 21, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ofo  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. John Jackson  
106 Nob Hill Park Drive  
Reisterstown, Maryland 21136

RE: Item No. 232  
Petitioner - John Jackson, et ux  
Variance Petition

Dear Mr. & Mrs. Jackson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a pool in conflict with the Baltimore County Zoning Regulations and "legalize" the location of the partially constructed storage shed, this hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bso

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 13, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #232 (1980-1981)  
Property Owner: John & Carolyn Jackson  
N/E cor. Nob Hill Park Dr. & Green Park Rd.  
Acres: 167.87/160.39 x 340.20/384.72  
District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 46902, executed in conjunction with the development of Nob Hill, of which this property comprises Lot 3, Block "B", Plat of Section 1-C, Nob Hill, recorded O.T.G. 33, Folio 104.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property, which is utilizing private onsite water supply and sewage disposal facilities, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-9B, as amended, indicate "No Planned Service" in the area.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

X-SE Key Sheet - NW 17 K & L Topo  
68 NW 44 & 45 Pgs. Sheets - 13 Tax Map

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: John & Carolyn Jackson

Location: NE/Cor. Nob Hill Park Drive & Green Park Road

Item No.: 232 Zoning Agenda: June 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George McNeagott*  
Planning Group  
Special Inspection Division

/mb

Located on the north <sup>west</sup> corner of Nob Hill Park Drive and Green Park Road and known as lot #3, Section 1-C, Block B, as shown on Plat of Nob Hill Subdivision which is recorded in Land Records of Baltimore County in Liber 33, Folio 104. Also known as 106 Nob Hill Park Drive.

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN F. COLLINS  
DIRECTOR

August 26, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 230, 231, 232, 233, 235, 236, 237, and 238 of ZAC meeting on June 9, 1981.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERDER  
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #232, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

Property Owner: John and Carolyn Jackson  
Location: NE/Cor. Nob Hill Park Drive and Green Park Road  
Acres: 167.87/160.39 X 340.20/384.72  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

Office Copy



Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 82-26-A (Item No. 232)  
Building Permit Application  
No.  
4th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*John Jackson*  
Carolyn Jackson

Located on the northwest corner of Nob Hill Park Drive and Green Park Road and known as lot #3, Section 1-C, Block B, as shown on Plat of Nob Hill Subdivision which is recorded in Land Records of Baltimore County in Liber 33, Folio 104. Also known as 106 Nob Hill Park Drive.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Petition No. 82-26-A Item 232  
SUBJECT: Petition for Variance  
Northwest corner of Nob Hill Park Drive and Green Park Road  
Petitioner- John Jackson, et ux

Date: July 21, 1981

Petition for Variance  
Northwest corner of Nob Hill Park Drive and Green Park Road  
Petitioner- John Jackson, et ux

Fourth District

HEARING: Tuesday, July 28, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JCH:ob

## PETITION FOR VARIANCE

4th DISTRICT

ZONING: Petition for Variance  
LOCATION: Northwest corner of Nob Hill Park Drive and Green Park Road  
DATE & TIME: Tuesday, July 28, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit accessory structures to be located outside of the third of the lot farthest removed from the side street.

The Zoning Regulation to be excepted as follows:

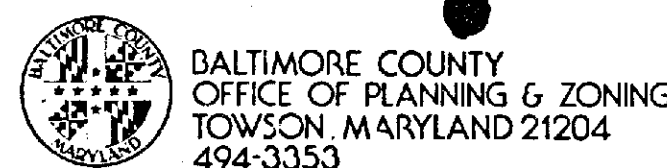
Section 400.1 - location of accessory structures

All that parcel of land in the Fourth District of Baltimore County

Being the property of John Jackson, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 28, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 22, 1981

Mr. and Mrs. John Jackson  
106 Nob Hill Park Drive  
Reisterstown, Maryland 21136

RE: Petition for Variance  
NW corner of Nob Hill Park Dr. & Green Park Rd.  
Case No. 82-26-A

Dear Mr. and Mrs. Jackson:

This is to advise you that \$49.45 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

W.F.M. No. 100411  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 7/28/81 ACCOUNT: 01-662  
AMOUNT: \$49.45  
RECEIVED FROM: Carolyn J. Jackson  
FOR: Posting & Advertising of Case #82-26-A  
845425L 28 474542

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th  
Posted for: VARIANCE  
Petitioner: JOHN JACKSON, ET UX  
Location of property: NW COR. OF NOB HILL PARK DRIVE & GREEN PARK ROAD  
Location of Signs: NW COR. OF NOB HILL PARK DRIVE & GREEN PARK ROAD  
Remarks:  
Posted by: [Signature] Date of return: July 17, 1981  
Number of Signs: 1

PETITION FOR VARIANCE  
4th DISTRICT  
ZONING: Petition for Variance  
LOCATION: Northwest corner of Nob Hill Park Drive and Green Park Road  
DATE & TIME: Tuesday, July 28, 1981 at 9:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit accessory structures to be located outside of the third of the lot farthest removed from the side street.  
The Zoning Regulation to be excepted as follows: Section 400.1 - location of accessory structures. All that parcel of land in the Fourth District of Baltimore County.  
Located on the northwest corner of Nob Hill Park Drive and Green Park Road and known as lot #3, Section 1-C, Block B, as shown on Plat of Nob Hill Subdivision which is recorded in Land Records of Baltimore County in Liber 33, Folio 104. Also known as 106 Nob Hill Park Drive.  
Being the property of John Jackson, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, July 28, 1981 at 9:30 a.m.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order Of  
WILLIAM E. HAMMOND  
Zoning Commissioner  
Of Baltimore County

## Office of The Carroll County Times

Westminster, Md., July 9, 1981

THIS IS TO CERTIFY that the annexed Baltimore Co., Md. (A2993) was published for one (1) successive weeks previous to the 3th day of July, 1981, in The Carroll County Times a daily newspaper published in Westminster, Carroll County, Maryland.  
\$75.20  
THE CARROLL COUNTY TIMES  
Per

## CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 28th day of July, 1981, the first publication appearing on the 9th day of July, 1981.

THE JEFFERSONIAN,  
[Signature]  
Manager.

Cost of Advertisement, \$

## CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 28th day of July, 1981, the first publication appearing on the 9th day of July, 1981.

THE JEFFERSONIAN,  
[Signature]  
Manager.

Cost of Advertisement, \$ 19.45

PETITION FOR VARIANCE  
4th DISTRICT  
ZONING: Petition for Variance  
LOCATION: Northwest corner of Nob Hill Park Drive and Green Park Road  
DATE & TIME: Tuesday, July 28, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit accessory structures to be located outside of the third of the lot farthest removed from the side street.  
The Zoning Regulation to be excepted as follows:  
Section 400.1 - location of accessory structures.  
All that parcel of land in the Fourth District of Baltimore County.  
Located on the northwest corner of Nob Hill Park Drive and Green Park Road and known as lot #3, Section 1-C, Block B, as shown on Plat of Nob Hill Subdivision which is recorded in Land Records of Baltimore County in Liber 33, Folio 104. Also known as 106 Nob Hill Park Drive.  
Being the property of John Jackson, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, July 28, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order Of  
WILLIAM E. HAMMOND  
Zoning Commissioner  
Of Baltimore County



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: July 21, 1981

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 82-26-A Item 232

Petition for Variance  
Northwest corner of Nob Hill Park Drive and Green Park Road  
Petitioner: John Jackson, et ux

Fourth District

HEARING: Tuesday, July 28, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ob

Mr. and Mrs. John Jackson  
106 Nob Hill Park Drive  
Reisterstown, MD 21136

July 1, 1981

## NOTICE OF HEARING

RE: Petition for Variance  
NW/corner of Nob Hill Park Dr. & Green Park Rd.  
Case No. 82-26-A

TIME: 9:30 A.M.

DATE: Tuesday, July 28, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

## PETITION FOR VARIANCE

## 4th DISTRICT

ZONING: Petition for Variance

LOCATION: Northwest corner of Nob Hill Park Drive and Green Park Road

DATE & TIME: Tuesday, July 28, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit accessory structures to be located outside of the third of the lot farthest removed from the side street.

The Zoning Regulation to be excepted as follows:

Section 40.1 - location of accessory structures

All that parcel of land in the Fourth District of Baltimore County

Being the property of John Jackson, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 28, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this WED day of JULY, 19 81

Filing Fee \$ 25.00 Received: 25.00 Check

Cash  
Other

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 096959

DATE: 6/30/81 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Maryland Pools, Inc.

FOR: Filing Fee for Case #82-26-A

535241 1

250000

VALIDATION OR SIGNATURE OF CASHIER

*William E. Hammond*  
E. Hammond, Zoning Commissioner

Reviewed by REG.T.  
the Petition for assignment of a

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: _____	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: <u>NONE</u>	Map # <u>1-D</u>									

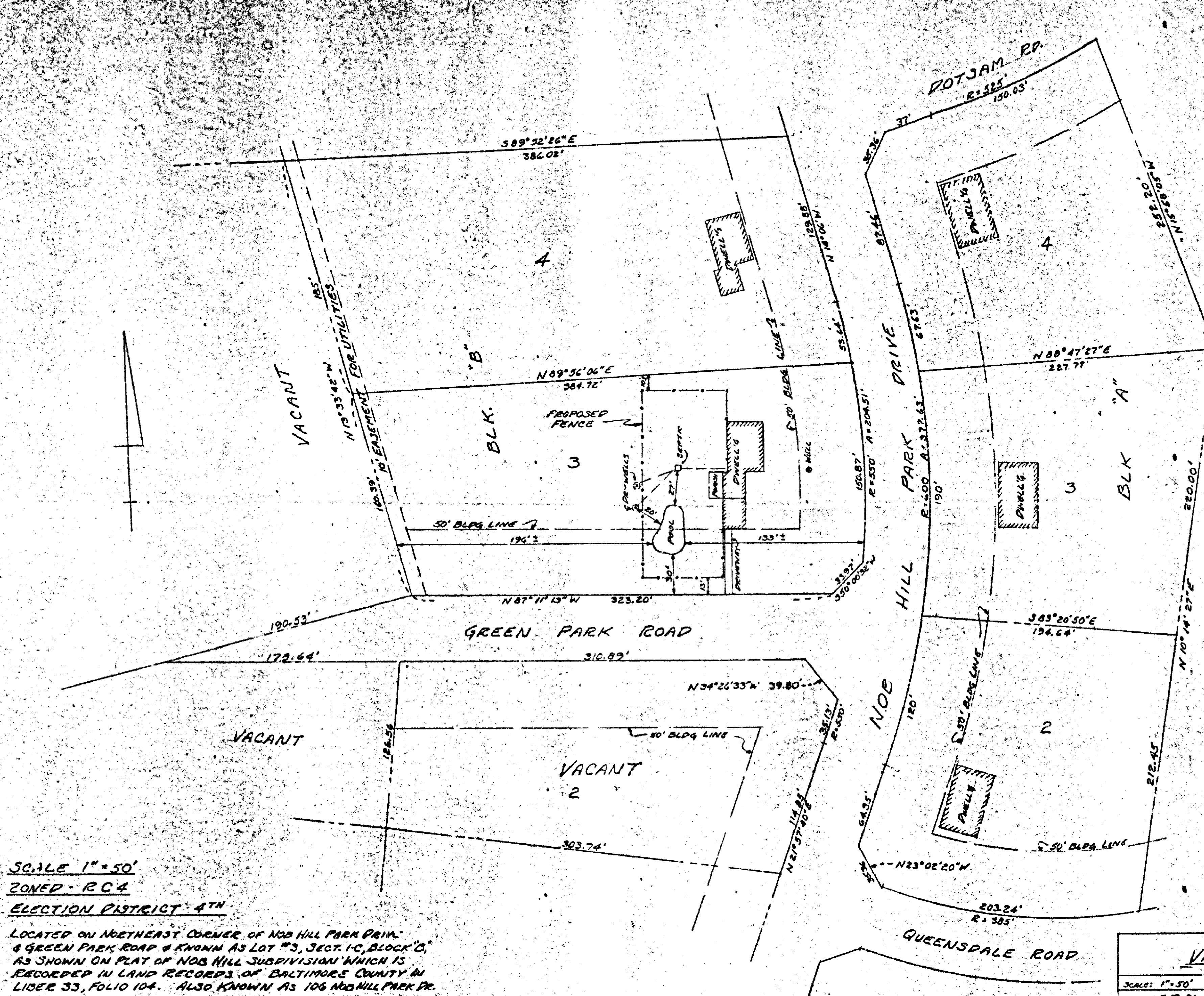




# VARIANCE PLAT FOR ACCESSORY STRUCTURE (POOL)

**DIRECTIONS:**  
BELTWAY 695 NORTH TO REISTERSTOWN  
RD - NORTH THEN REISTERSTOWN ON PK  
140 (E/MILE) - RIGHT ON NOB HILL PARK DR  
SITE ON LEFT.

VICINITY MAP



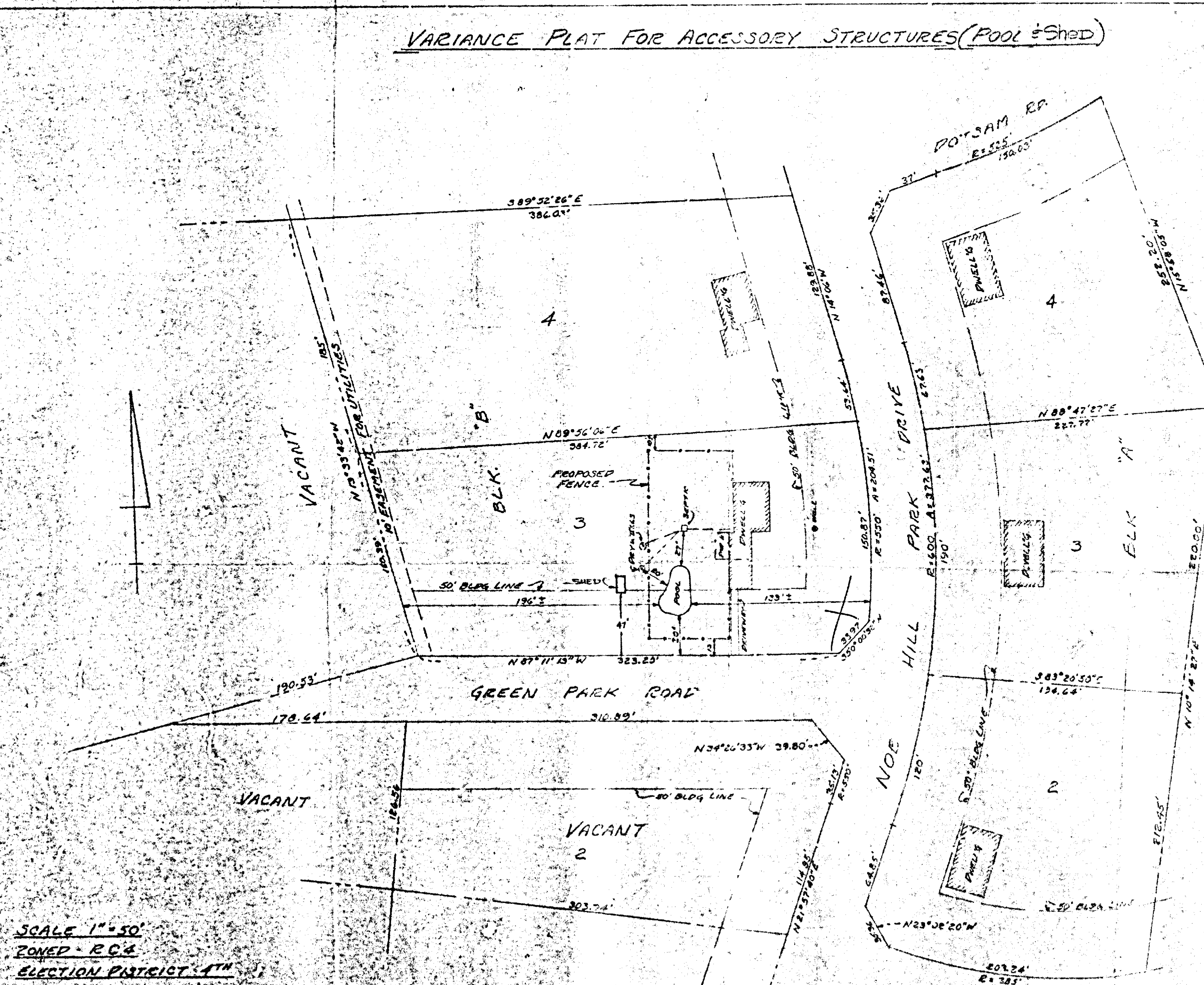
## VARIANCE PLAT

SCALE: 1"=50'	APPROVED BY	DEWITT BY K
DATE: 5-19-81		
MR. JOHN E. JACKSON 106 NOB HILL PARK DRIVE, REISTERSTOWN, MD 21056		
JOB NO.	81-477	

# VARIANCE PLAT FOR ACCESSORY STRUCTURES (POOL & SHED)

**DIRECTIONS:**  
BELTWAY 695 NORTH TO REISTERSTOWN  
RD - NORTH THEN REISTERSTOWN ON PK  
140 (E/MILE) - RIGHT ON NOB HILL PARK DR  
SITE ON LEFT.

VICINITY MAP



REVISED PLANS

JUN 29 1981

Item #232

## VARIANCE PLAT

SCALE: 1"=50'	APPROVED BY	DEWITT BY K
DATE: 5-19-81		
MR. JOHN E. JACKSON 106 NOB HILL PARK DRIVE, REISTERSTOWN, MD 21056		
JOB NO.	81-477	



# VARIANCE PLAT FOR ACCESSORY STRUCTURE (POOL)

**DIRECTIONS:**  
DELTWAY 635 NORTH TO REISTERSTOWN  
RD. NORTH TURN REISTERSTOWN ON RTE  
140 (2 MILE) - RIGHT ON NOB HILL PARK DR  
SITE ON LEFT.

VICINITY MAP

SCALE 1"=50'

ZONED - R.C.4

ELECTION DISTRICT - 4TH

LOCATED ON NORTHEAST CORNER OF NOB HILL PARK DRIVE  
& GREEN PARK ROAD & KNOWN AS LOT #3, SECT. 1C, BLOCK 'D',  
AS SHOWN ON PLAT OF NOB HILL SUBDIVISION WHICH IS  
RECORDED IN LAND RECORDS OF BALTIMORE COUNTY IN  
LIBER 33, FOLIO 104. ALSO KNOWN AS 106 NOB HILL PARK DR.

## VARIANCE PLAT

SCALE: 1"=50'	APPROVED BY	DRAWN BY K
DATE: 5-19-81		
MR. JOHN E. JACKSON		
106 NOB HILL PARK DRIVE, REISTERSTOWN, MD 21066		
JOB NO.	81-477	

# VARIANCE PLAT FOR ACCESSORY STRUCTURE (POOL)

**DIRECTIONS:**  
DELTWAY 635 NORTH TO REISTERSTOWN  
RD. NORTH TURN REISTERSTOWN ON RTE  
140 (2 MILE) - RIGHT ON NOB HILL PARK DR  
SITE ON LEFT.

VICINITY MAP

SCALE 1"=50'

ZONED - R.C.4

ELECTION DISTRICT - 4TH

LOCATED ON NORTHEAST CORNER OF NOB HILL PARK DRIVE  
& GREEN PARK ROAD & KNOWN AS LOT #3, SECT. 1C, BLOCK 'D',  
AS SHOWN ON PLAT OF NOB HILL SUBDIVISION WHICH IS  
RECORDED IN LAND RECORDS OF BALTIMORE COUNTY IN  
LIBER 33, FOLIO 104. ALSO KNOWN AS 106 NOB HILL PARK DR.

## VARIANCE PLAT

SCALE: 1"=50'	APPROVED BY	DRAWN BY K
DATE: 5-19-81		
MR. JOHN E. JACKSON		
106 NOB HILL PARK DRIVE, REISTERSTOWN, MD 21066		
JOB NO.	81-477	